



Windmill Drive, Filey

- Semi Detached House
- Off Street Parking
- Contemporary Accommodation
- Council Tax Band B

- Two Bedrooms
- Gardens
- EPC Grade B

Guide Price £169,950

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Windmill Drive, Filey

DESCRIPTION

Hunters are pleased to bring to the market this beautifully presented two-bedroom, semi-detached house in the highly desired sea-side town of Filey. Offering a wide range of fantastic facilities including schools, cafes and shops, whilst only being a short distance away from the stunning beaches and country walks.

Upon entering the property to the ground floor, you are welcomed into an entrance hall leading to a ground floor WC, modern kitchen and light and spacious lounge/diner with patio doors leading into the rear garden. To the first floor there are two double bedrooms and a family bathroom. With parking and enclosed garden, this property is not one to be missed. Call the office today to arrange your viewing!



Entrance Hall
3'5" x 10'2"

First Floor Landing
6'10" x 7'1"

Kitchen
6'1" x 10'9"

Bedroom One
13'5" x 8'4"

Lounge / Dining
13'5" x 15'3"

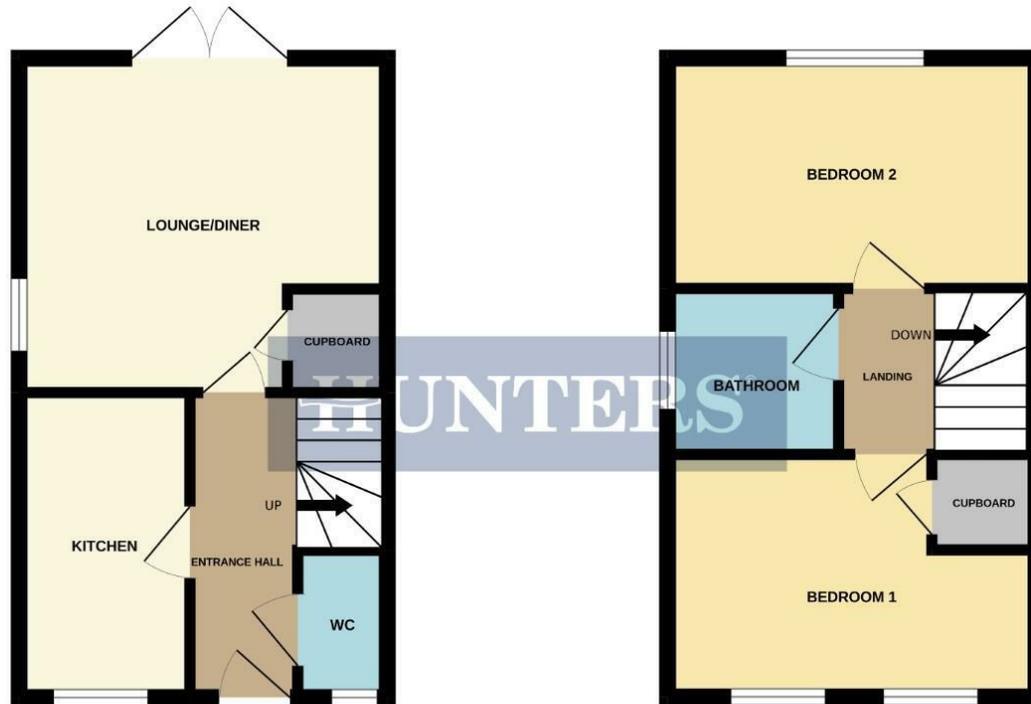
Bedroom Two
13'4" x 8'11"

WC
3'1" x 5'4"

Bathroom
6'2" x 7'1"

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com



Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		93	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B	83		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

